

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

FLAT 2, 13 TEME STREET

TENBURY WELLS, WORCESTERSHIRE, WR15 8BB

£85,000







AN UPDATED SPACIOUS FIRST FLOOR LEASEHOLD FLAT IN A PERIOD PROPERTY IN A TOWN CENTRE LOCATION.

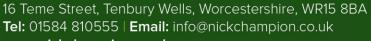
• OPEN PLAN KITCHEN/LIVING ROOM • DOUBLE BEDROOM • SHOWER ROOM • EPC RATING E











NICK CHAMPION LTD

FLAT 2, 13 TEME STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8BB

APPROXIMATE DISTANCES

Leominster – 9.5 miles, Ludlow – 10 miles, Bromyard – 11 miles, Kidderminster – 18 miles, Worcester - 22 miles, Hereford – 23 miles, M5 Junction 6 – 24 miles, Birmingham – 38 miles.

DIRECTIONS

The property is located on Teme Street opposite the 16 Teme Street Office of Nick Champion as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Flat 2, 13 Teme Street is conveniently situated in the town centre within level walking distance of all of the facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, and a range of clubs and societies. The property is within the Tenbury Wells Conservation Area.

Flat 2, 13 Teme Street is a spacious apartment set on the first floor of a period 19th Century property. The property has been upgraded and redecorated by the present owner. The property is offered with no upward chain and would be ideal for buy-to-let investors, first time buyers, and those looking to be within walking distance of shops and services.

ACCOMMODATION

A door off Teme Street opens into the communal stairwell with stairs rising up to the first floor communal landing from which an entrance door opens into the open plan kitchen/living room with kitchen area with a range of blue fitted base and wall units incorporating a sink/drainer, with space for appliances, and the living area has a contemporary electric fireplace and airing cupboard with a hot water cylinder and shelving. A door opens into a small corridor leading to the shower room with Triton Enrich electric shower, hand basin and wc. A step down from the living room leads into the spacious double bedroom which has an understairs cupboard.

OUTSIDE

The property does not have any allocated parking or garden space.

TENURE

Leasehold

Short particulars of the Lease:

Date: 27.03.1990 Term: 99 years from 25.09.1989 Ground Rent: £120 rising to £160 per annum

Please contact the Agent for information on Maintenance,

Management and Insurance Charges.

SERVICES

Mains water, drainage and electricity are connected. Electric heating.

LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151 Council Tax Band A

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E - Full details available on request or by following the link:

https://find-energy-certificate.service.gov.uk/energy-certificate/3732-2020-7209-0940-1296

VIEWING

By prior appointment with the Agent: -Nick Champion – Tel: 01584 810555 View all of our properties at:

www.nickchampion.co.uk

Photographs taken on 14th March 2024 Particulars prepared March 2024

what3words: ///snowballs.stint.sonic







Whilst every attempt has been reade to ensure the accuracy of the floorpion contained here, measurer of does, windows, rooms and any other leans are approximate and no responsibility in balen for any commission or minimizers. The plane in the inhabitive purposes only and shaked for used on such by a prospective purchase only and shaked for used on such they are supported by purchases. The sentions, hyderics and applicances where have not been readed and no quare.

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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.